

083.0

0007

0003.A

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

734,300 / 734,300

USE VALUE:

734,300 / 734,300

ASSESSED:

734,300 / 734,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
37		PARK AVE EXT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: LENOIR DAVID A ETAL/ TRUSTEES
Owner 2: LENOIR-PROVANCHER FAMILY
Owner 3: LIVING REVOCABLE TRUST

Street 1: 37 PARK AVE EXT

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: LENOIR DAVID A -

Owner 2: PROVANCHER CHARLES A -

Street 1: 37 PARK AVE EXT

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .184 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1919, having primarily Wood Shingle Exterior and 1553 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8000		Sq. Ft.	Site		0	70.	0.83	6									462,000						462,000	

IN PROCESS APPRAISAL SUMMARY

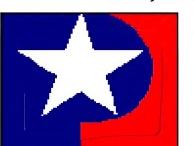
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	8000.000	267,900	4,400	462,000	734,300		52285
							GIS Ref
							GIS Ref
							Insp Date
							09/15/18

Total Card / Total Parcel

734,300 / 734,300

734,300 / 734,300

734,300 / 734,300

**USER DEFINED**

Prior Id # 1:	52285
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/30/21	04:30:57
LAST REV Date	Time
09/27/18	13:51:26
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	267,900	4400	8,000.	462,000	734,300		Year end	12/23/2021
2021	101	FV	260,200	4400	8,000.	462,000	726,600		Year End Roll	12/10/2020
2020	101	FV	260,200	4400	8,000.	462,000	726,600		726,600 Year End Roll	12/18/2019
2019	101	FV	223,200	4400	8,000.	455,400	683,000	683,000 Year End Roll		1/3/2019
2018	101	FV	223,400	4400	8,000.	349,800	577,600	577,600 Year End Roll		12/20/2017
2017	101	FV	223,400	4400	8,000.	330,000	557,800	557,800 Year End Roll		1/3/2017
2016	101	FV	223,400	4400	8,000.	303,600	531,400	531,400 Year End		1/4/2016
2015	101	FV	211,000	4400	8,000.	283,800	499,200	499,200 Year End Roll		12/11/2014

Parcel ID 083.0-0007-0003.A

16797!

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LENOIR DAVID A,	70439-113		12/27/2017	Convenience		99	No	No	
CRAMER FRANCES	28969-159		8/14/1998		242,500	No	No	Y	

PAT ACCT.

6797

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/2/2018	119	New Wind	6,150	C				
2/6/2014	94	Redo Bat	9,850	C				
9/9/2009	824	Manual	26,500					
10/16/2006	887	Manual	5,500	C				remove and replace
3/16/2004	173	Redo Kit	19,000	C				new 1/2 bath
3/8/2001	134	Redo Bat	1,500	C				
9/5/1998	654	Manual	5,000	C				GAR/MISC REPAIRS

ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2018	Inspected	BS	Barbara S
8/13/2018	MEAS&NOTICE	CC	Chris C
6/9/2014	External Ins	PC	PHIL C
3/7/2014	Info Fm Prmt	EMK	Ellen K
12/13/2008	Meas/Inspect	197	PATRIOT
2/26/2000	Inspected	276	PATRIOT
1/12/2000	Mailer Sent		
1/12/2000	Measured	163	PATRIOT
8/17/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																		
Type: 15 - Old Style	Sty Ht: 2 - 2 Story	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Very Good	A Bath:	Rating:	PDAS.																						
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall:	3/4 Bath:	Rating:	A 3QBth:	Rating:																							
Roof Struct: 2 - Hip	Roof Cover: 1 - Asphalt Shgl	Color: RED	View / Desir:	1/2 Bath: 1	Rating: Good	A HBth:	Rating:																							
GENERAL INFORMATION				OthrFix:	Rating:	OTHER FEATURES																								
Grade: C - Average	Year Blt: 1919	Eff Yr Blt:	Alt LUC:	Kits: 1	Rating: Good	A Kits:	Rating:	Fpl:	Rating:	WSFlue:	Rating:	RESIDENTIAL GRID																		
Lump Sum Adj:	Location:			Total Units:	FY LR DR D K FR RR BR FB HB L O	Other	Upper	Lvl 2	Lvl 1	Lower	Totals	RMs: 6	BRs: 3	Baths: 1	HB: 1															
INTERIOR INFORMATION				Floor:	CONDOS INFORMATION								REMODELING				RES BREAKDOWN													
Avg Ht/FL: STD	Prim Int Wal: 2 - Plaster	Sec Int Wall:	Partition: T - Typical	% Own:	Name:	Exterior:	No Unit	RMS	BRS	FL	1	6	3																	
Prim Floors: 3 - Hardwood	Sec Floors:	Total: 26.4 %	Override:	Functional:	Economic:	Plumbing:																								
Bsmnt Flr: 12 - Concrete	Subfloor:			Const Adj.: 0.99980003	Adj \$ / SQ: 182.214	Electric:																								
Bsmnt Gar:	Electric: 3 - Typical			Other Features: 77500	Grade Factor: 1.00	NBHD Inf: 1.00000000	WtAv\$/SQ:	AvRate:	Ind.Val																					
Insulation: 2 - Typical	Int vs Ext: S			NBHD Mod: 1.00	LUC Factor: 1.00	Adj Total: 363955	Juris. Factor: 1.00	Before Depr: 182.21																						
Heat Fuel: 2 - Gas	Heat Type: 5 - Steam			Depreciation: 96084	Final Total: 267900	Depreciated Total: 267871	Special Features: 0	Val/Su Net: 117.81																						
# Heat Sys: 1	% Heated: 100	% AC:	Solar HW: NO	Central Vac: NO	% Com Wal	% Sprinkled	PARCEL ID	083.0-0007-0003.A	SUB AREA								SUB AREA DETAIL													
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:									Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten			
SPEC FEATURES/YARD ITEMS				Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	BMT	100 GFB			50	G				
3	Garage	D	Y	1 18X18	A	AV	1920		22.72	T	40	101						4,400												
More: N	Total Yard Items:	4,400	Total Special Features:		Total:	4,400	IMAGE																AssessPro Patriot Properties, Inc							